



Governor Dr

Enterprise Dr



180,000 SF
Available

3 Enterprise Drive, Newburgh, NY

180,000 SF Sublease with Direct Deal Opportunity

Building Specifications

Available SF	180,000 SF
Office	4,800 SF (air-conditioned)
Office description	The air-conditioned office and support space was installed/remodeled in 2018, and consists of a main lobby/reception area, 5 private offices, 2 general office, area, 1 conference room, 1 vending style cafeteria, and rest rooms
Ceiling height	24' clear (Metal steel joist ceilings)
Column spacing	38' x 38' (Concrete columns)
Year built	1985
Dimensions	456' x 396'
Roof	EPDM membrane system installed in 2006
Floors	6" reinforced concrete
Walls	Concrete-tilt-up
Loading	South wall: (6) 9'x10' tailgate dock doors, (3) 8'x10' tailgate dock doors, and (6) 8'x8' tailgate dock doors; all equipped with load levelers, dock seals, dock locks and dock lights; (1) 12'x14' drive-in door

Lighting	T-8 units throughout, equipped with motion sensors; supplemental fluorescent units installed in 2018
Gas	Central Hudson G&E
Water and sewer	City - Town of Newburgh
Power	Central Hudson G&E: Main switchgear rated at 800 Amp, 480/277 Volt, 3 Phase, 4 Wire; distribution via (3) secondary transformers rated at 75 KVA, (1) secondary transformer rated at 45 KVA, and (2) secondary transformers rated at 15 KVA
Heat	Gas- Gas fired ceiling suspended Modine units
Sprinklers	100% wet system rated at .390 gpm per square foot over the most remote 3400 sf, with a flow of 1410 gpm at 66psi. The system is designed to accomodate in-rack sprinklers
Parking	North end: 25 cars; South end: 56 cars that can be used for trailer storage; plus loading staging area off the southwall



3 Enterprise Drive / Newburgh, NY

Comparative Analysis

4-hr drive time

Newburgh, New York

Number of consumers
(Total population): 47 Million

Exit 8A, New Jersey

Number of consumers
(Total population): 47.5 Million

Phillipsburg, New Jersey

Number of consumers
(Total population): 48.6 Million

Distances to major logistics hubs

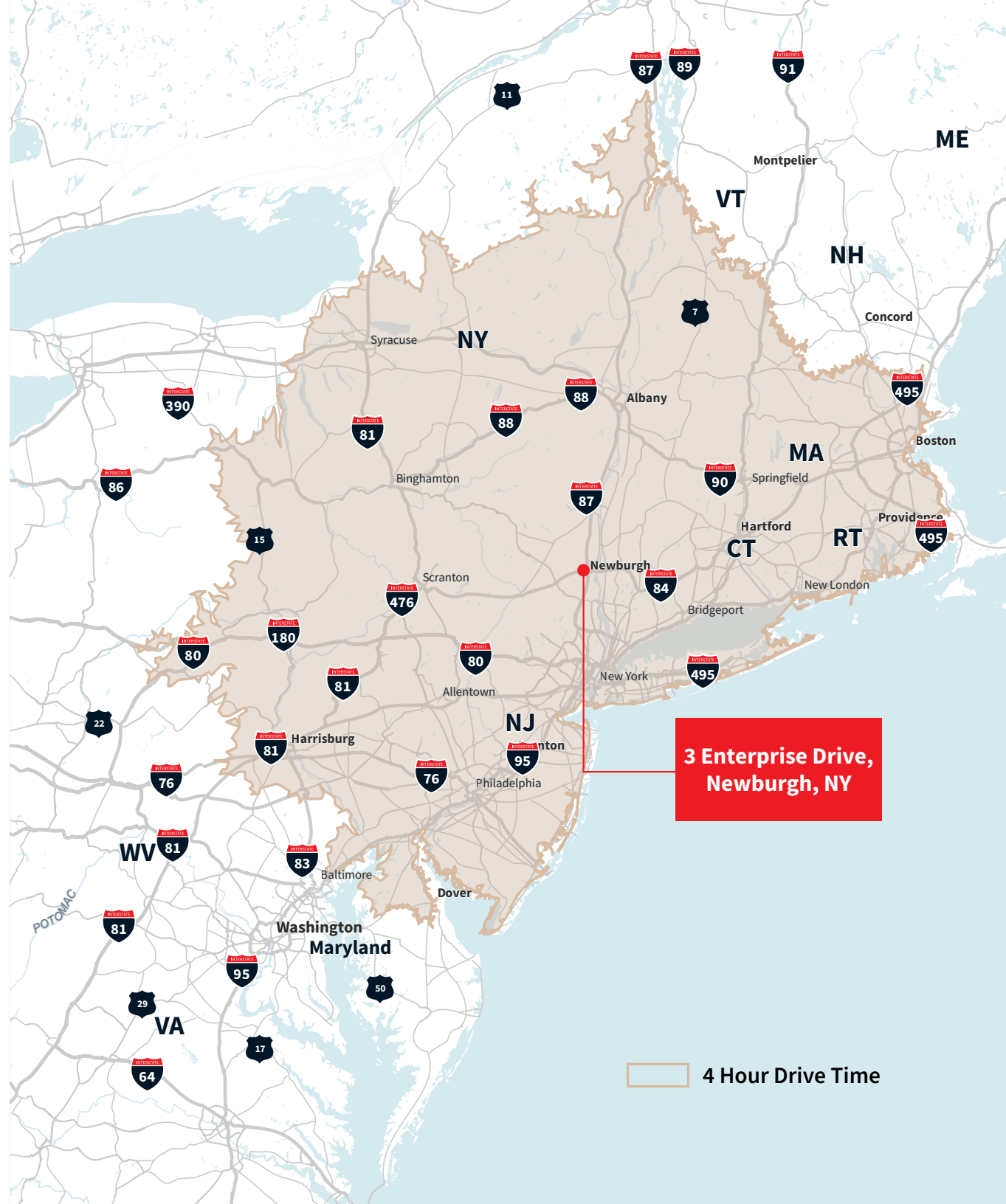
NYC: ~70mi

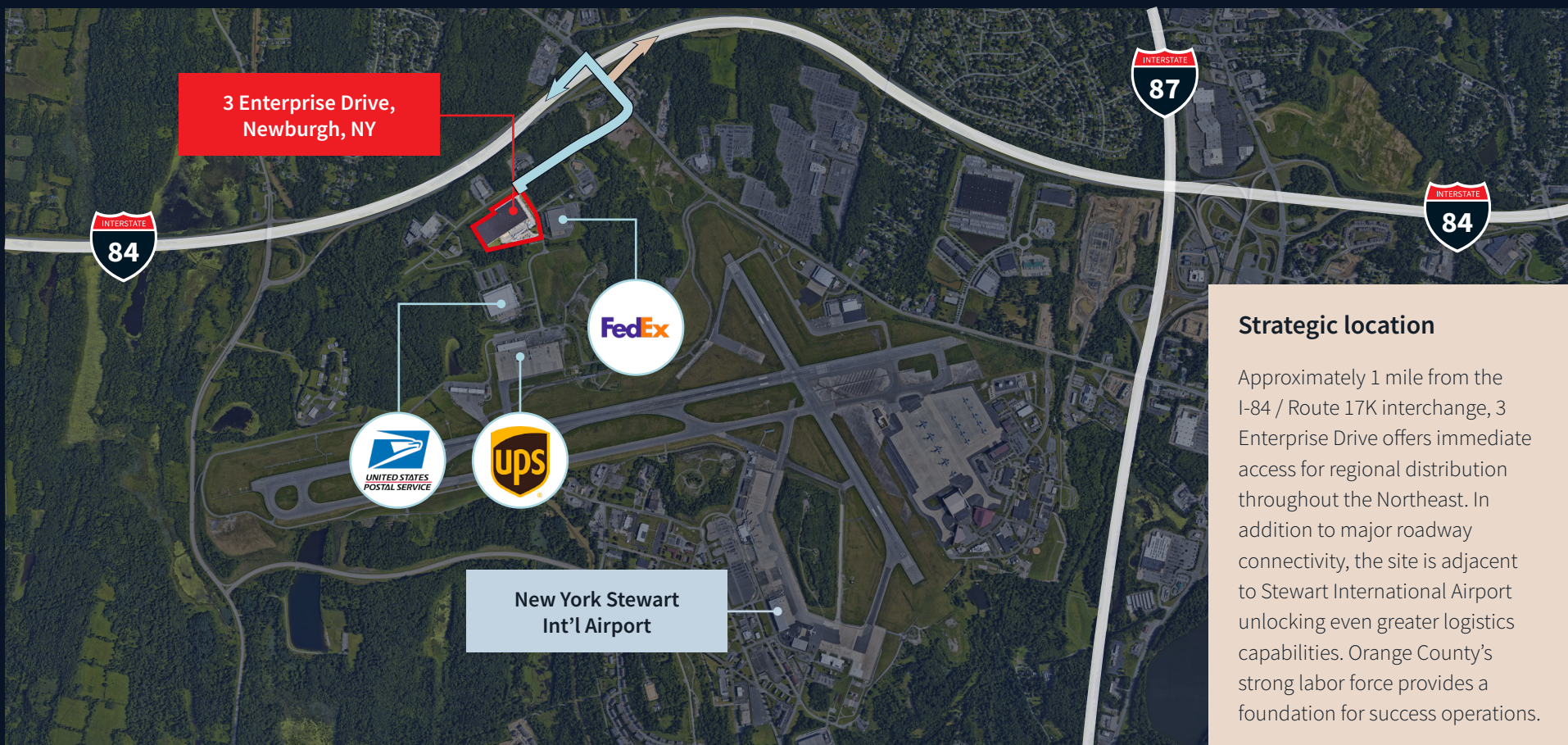
EWR: ~80mi

Port NY/NJ GCT: ~80mi

Philly: ~150mi

Boston: ~200mi





Strategic location

Approximately 1 mile from the I-84 / Route 17K interchange, 3 Enterprise Drive offers immediate access for regional distribution throughout the Northeast. In addition to major roadway connectivity, the site is adjacent to Stewart International Airport unlocking even greater logistics capabilities. Orange County's strong labor force provides a foundation for success operations.

JLL

William Zachary “Zach” Antonucci

+1 860 817 1402

zach.antonucci@jll.com

Ignatius Armenia

+1 551 227 1748

ignatius.armenia@jll.com